

PLANNING COMMISSION AGENDA



**Planning Commission Meeting
6:00 PM Wednesday, August 9, 2023**

**South Lebanon Municipal Building
10 N. High Street
South Lebanon, Ohio 45065**

	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of Minutes A. Minutes of June 13, 2023
6.	Public Hearing – none
7.	Old Business None
8.	New Business A. Case: 23-03P: Replat of River Creek Lofts Subdivision, Lot One submitted by River Creek Lofts, LLC B. Case: 23-04P: Right-of-Way Dedication Plat for 0.0643 Acres at the Northwest Corner of Morrow & Shawhan Roads
9.	Communications
10.	Adjournment

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.



City of South Lebanon
10 N. High St. South Lebanon, Ohio 45065
Ph:(513)494-2296 Fax:(513)494-1656
www.southlebanonohio.org

**Planning Commission Meeting
MEETING MINUTES
Tuesday, June 13, 2023 @ 6:00pm**

Members Present:

Jim Smith
Susanne Mason
Darrick Zucco
Bill Madison

Members Absent:

Bryan Corcoran

Staff:

Jerry Haddix
Administrator
Karen Woodward
Clerk

1. Call to Order by Darrick Zucco, at 6:00 p.m.
2. Roll Call: Mr. Zucco-Present, Mr. Smith-Present Ms. Mason-Present, Mr. Madison-Present.
3. Pledge of Allegiance
4. Open Forum
5. Review and Approval of Minutes for January 10, 2023. Motion to approve by Mr. Smith, Seconded by Mr. Zucco. Vote was taken. All yeas.
6. Public Hearing – None
7. Old Business
 - A. Case 22-09P: Acceptance of Public Improvements for Wynstead Section 4-B
 - B. Case 22-1-P: Acceptance of Public Improvements for Wynstead Section 6
 - C. Case 22-11P: Acceptance of Public Improvements for Wynstead Section 7

Jerry Haddix states the three old business items were tabled at the Planning Commission Meeting from November 29, 2022. Mr. Haddix states that all corrections have been made and approved by the engineer. Mr. Haddix asked for a motion to approve all items.

- A. Motion to approve Case 22-09P was presented by Mayor Smith, seconded by Mr. Madison, Vote was taken. All yeas.
- B. Motion to approve Case 22-10P was presented by Mayor Smith, seconded by Mr. Zucco. Vote was taken. All yeas.
- C. Motion to approve Case 22-11P was presented by Mayor Smith, seconded by Ms. Mason. Vote was taken. All yeas.

8. New Business

- A. Case 23-02P: Replat of Vista Pointe at Rivers Bend Section 4, Lots 105-107 submitted by Abercrombie & Associates, Inc.

Mr. Haddix states this is three lots, the adjoining neighbors purchased the lot between their houses. They are planning on splitting that lot and combining half of it with each other's property. This was a vacant lot, lot 106. They went together and bought it and they are splitting it. Mr. Haddix states there are no issues with combining the properties and recommends approving it.

Motion to approve was made by Mr. Smith, seconded by Mr. Madison. Vote was taken. All yeas.

9. Communications-None

10. Adjournment-Motion presented by Mr. Smith, seconded by Mr. Madison, Vote was taken. All yeas.

Darrick Zucco – Chairman

Karen Woodward - Clerk



City of South Lebanon
10 N. High Street, South Lebanon, Ohio 45065
513-494-2296
fax: 513-494-1656
www.southlebanonohio.org

MEMORANDUM

To: Planning Commission Members

From: Jerry Haddix, City Administrator

Date: August 7, 2023

Subject: Case# 23-03P -Replat for 1771 Mason-Morrow-Millgrove Road

Back in 2020, River Creek Lofts, LLC combined the two (2) parcels at 1771 Mason-Morrow-Millgrove Road into one parcel totaling 30.874 acres. This is the proposed site for the River Creek Lofts apartment development. Subsequently, River Creek Lofts, LLC is proposing to develop the project in two (2) phases and is seeking to replat the property into two (2) lots to match the phasing of the project.

The Planning Commission needs to approve the replat to split Lot #1 into lots 2 & 3.

Let me know if you have any questions or need additional information.


VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

	Draft Plan-Discussion Only		Preliminary PUD
	Site Plan		Final PUD
	Landscape Plan		Rezoning
	Construction Drawings. (Please complete Fee Schedule form on Page 2)		Lot Split
	Preliminary Plat (Please complete Fee Schedule form on Page 2)		Conditional Use
X	Final Plat or Replat		Special Meeting
	Right-of-Way Dedication Plat		Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

2. Development Information:

Development/Business Name: River Creek Lofts	
Type of Business/Project Description: Multi Family Residential Community	
Location: 1771 Mason-Morrow - Millgrove Rd City of South Lebanon, Parcel ID: 1207326004	Size of Building:
Current Zoning: R3	Rezone to:
Total Acreage: 30.8738 Acres	Acres to be Rezoned:
Number of Employees:	Number of Fleet Vehicles:
Current Owner of the Property Name: River Creek Lofts, LLC	Project Contact (Architect, Engineer, Planner) Name: Thomas Graham Associates, Attn: Tim Greive
Address: 1771 Mason Morrow Millgrove Rd	Address: 803 Compton Road, Suite A
City: South Lebanon State: OH Zip: 45065	City: Cincinnati State: OH Zip: 45231
Telephone: 513-646-3556 Fax: None	Telephone: 513-521-4760 Fax: 513-521-2439
Applicant(s): River Creek Lofts, LLC	
Address: 1941 Alda Ct	
City: Dayton State: Ohio Zip: 45459	
Telephone: 937-546-5687 Fax: None	
Please Print Applicant's Name Here: Sreenivasa (Sam) Rao Echuri	
* Applicant's Signature: 	
* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)	

TO BE COMPLETED BY THE VILLAGE OF SOUTH LEBANON

Application Number: _____	Date of Planning Commission Meeting: _____
Fee Paid: _____ Drawn: _____ Check #: _____	Date: _____ Initial: _____
Legal Notices Advertised: _____	Mailed to Surrounding Property Owners: _____

3. Rezoning and Preliminary PUD Plan Requests

Surrounding Property Owners: Please list the names and addresses of all **Owners of Real Property** within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

4. Signatures Required

By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.

Please Print Applicant's Name: Sreenivasa (Sam) Rao Echuri

Applicant's Signature:  Date: 07/26/2023.

Property Owner's Signature: _____ Date: _____

5. Fee Determination for Construction Drawings and Preliminary Plat Submittals

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

	Total Infrastructure Cost	\$ _____ (A)
1 – Construction Drawing Fee Breakdown		
1.25 % of Total Infrastructure Cost* (Line A x		\$ _____ (B)
0.0125) 1.50% of Total Infrastructure Cost** (Line A		+ \$ _____ (C)
x 0.015) Application Fee		+ \$ <u>150.00</u> (D)
Total Construction Drawing Fee (Line B + C + D)		\$ _____ (E)
2 – Preliminary Plat Fee Breakdown:		
0.25% of Total Infrastructure Cost* (Line A x 0.0025)		\$ _____ (F)
Application Fee		+ \$ <u>150.00</u> (G)
Total Preliminary Plat Fee (Line F + G)		\$ _____ (H)
Total Paid with Application/Submittals (Line E+H)		\$ _____

* Due upon submittal
 ** Due prior to construction

Replat Lot 2 and Lot 3 Fee : \$ 150:00

Total : \$ 150:00

6. Fee Schedule and Submittal Requirements

Article/Ord. Reference	Item	Fees ⁽³⁾⁽⁴⁾	Submittal Requirements
Article 20 Article 14	Preliminary Plats Final PUDs	\$150 + 0.25% of estimated infrastructure construction costs ⁽¹⁾	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs ⁽¹⁾ (Include estimate with application) (1.25% due at time of submittal and 1.5% due before construction begins) ⁽²⁾	4 Copies ⁽⁵⁾ 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats ⁽⁵⁾ & Legal Descriptions 1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change Zoning Text Change	\$400 + \$10 per acre	20 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper ⁽⁵⁾
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (Village water tap and inspection fee required if utilizing Village Water [proof of payment of County tap fee if utilizing County Water]; Village sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))
	Special Meeting	\$500 + Application Fee, if any ⁽⁶⁾	Depends Upon Type of Application or Meeting Requested

FOOTNOTES TO FEE SCHEDULE

- (1) Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanitary sewers, waterlines, grading, excavation, and street improvements.
- (2) Any inspection conducted outside the normal eight-hour workday of Monday through Friday, excluding holidays, 8:00 a.m. until 4:30 p.m., shall be charged at one and a half (1.5) times the standard rate. The Village reserves the right to charge fees in addition to the fees specified in the table above if, due to the applicant's responsibility, excessive review and/or field inspections are necessary, and as determined by the Village Engineer. Such fees for review and field inspection by Village staff shall be charged at the standard rate of forty dollars (\$40) per hour, plus a three-fourths (.75) hour charge for travel time. Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. Performance and maintenance bonds will not be released until payment of all fees is received.
- (3) Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the Village are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.
- (4) The fee for review of a revised application shall be sixty (60) percent of the fee specified for the initial or first review of such application.
- (5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.
- (6) Special meetings that require one or more of the Village's consultants to attend shall require payment of the special meeting fee before the meeting is scheduled. Examples of special meetings include staff meetings and non-scheduled Planning Commission meetings requested by an applicant and/or developer.

1. Complete applications submitted by the deadlines posted above will be processed and placed on the next regularly scheduled Planning Commission meeting.
2. Incomplete applications or applications that do not comply with the minimum Village Zoning Ordinance and/or Subdivision Regulations or applications that are not submitted by the above posted deadlines will not be placed on the next regularly scheduled Planning Commission meeting agenda.
3. The applicant will be notified if his or her application is not accepted for processing. The Village Administrator and/or Zoning Administrator will discuss the reasons why the application was not accepted and the necessary steps required to meet the next meeting deadline.
4. Applicants may request a special Planning Commission meeting. Requests should be made with the Village Administrator at least two weeks in advance of the requested special meeting date. The meeting will be set if approved by the Planning Commission chairperson and if a quorum can be present. A \$500 fee plus applicable application fee must be paid in advance of the meeting (See Fee Schedule and Footnotes to Fee Schedule).
5. Meeting dates are subject to change due to unforeseen scheduling conflicts and holidays. Applicants should call the Village to check meeting dates in advance of the application deadlines.

RIVER CREEK LOFTS SUBDIVISION

DEED REFERENCE

SITUATED IN SECTION 7, TOWNSHIP 4, RANGE 3, CITY OF SOUTH LEBANON, WARREN COUNTY CONTAINING 30.8740 ACRES AND BEING ALL OF LOT 1 OF RIVER CREEK LOFTS SUBDIVISION AS RECORDED IN PLAT BOOK 102, PAGE 61 OF THE PLAT RECORDS OF WARREN COUNTY, OHIO AND CONVEYED BY DEED TO RIVER CREEK LOFTS, LLC AND RECORDED 12/02/2020 AS DOCUMENT NO. 2020-048835 WARREN COUNTY, OHIO RECORDS.

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND PUBLIC UTILITIES FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, AT&T, CHARTER COMMUNICATIONS, THE CITY OF SOUTH LEBANON AND WARREN COUNTY.

ALL PERSONS INTERESTED IN THIS PLAT AS OWNERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER: River Creek Lofts, LLC

NAME: _____

PRINTED NAME: _____

TITLE: _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF _____: SS
COUNTY OF _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ OF RIVER CREEK LOFTS, LLC, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USED AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR AS WRITTEN ABOVE.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

MORTGAGE ACCEPTANCE STATEMENT

ALL PERSONS INTERESTED IN THIS PLAT AS OWNERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

MORTGAGE HOLDER Civista Bank _____:

NAME: _____

PRINTED NAME: _____

TITLE: _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF _____: SS
COUNTY OF _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ OF _____ WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USED AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR AS WRITTEN ABOVE.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

MORTGAGE RECORDED WITH INSTRUMENT NUMBER 2022-001886 IN WARREN COUNTY, OHIO

RE-PLAT OF LOT #1 PLAT BOOK 102, PAGE 62 SITUATE IN SEC. 7 TOWN 4, RANGE 3 CITY OF SOUTH LEBANON WARREN COUNTY STATE OF OHIO JULY, 2023

ACREAGE TABLE

R/W AREA	0.4134 ACRES DEDICATED TO CITY OF SOUTH LEBANON
LOT 2	12.1832 ACRES
LOT 3	18.2774 ACRES

TOTAL AREA = 30.8740 ACRES

GRANT OF UTILITY EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES OR FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, UNDERGROWTH, OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL BUILDINGS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICES TO SERVICE INDIVIDUAL BUILDINGS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

PUBLIC SANITARY SEWER EASEMENT

ANY "PUBLIC SANITARY SEWER EASEMENT" AS SHOWN ON THIS PLAT IS FOR THE BENEFIT OF THE CITY OF SOUTH LEBANON. THE EASEMENT GRANTS CITY OF SOUTH LEBANON, ITS EMPLOYEES OR AGENTS, THE RIGHT TO ACCESS, SURVEY, CONSTRUCT, USE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, AND REMOVE SANITARY SEWERS, FORCE MAINS, PUMP STATIONS, AND ALL NECESSARY RELATED ABOVE AND BELOW GROUND APPURTENANCES AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) MODIFY THE AMOUNT OF COVER OVER THE UTILITY LINES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

DRAINAGE STATEMENT

THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE PROPERTY OWNER. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

THE CITY OF SOUTH LEBANON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAIN, DITCHES OR WATERCOURSE WITHIN THE EASEMENT AREA UNLESS NOTED OTHERWISE ON THIS PLAT.

THE PUBLICLY-MAINTAINED PORTION OF THE STORM SEWER SYSTEM WILL INCLUDE STORM DRAINS, CULVERTS, AND/OR DITCHES LOCATED WITHIN EITHER THE PUBLIC RIGHT-OF-WAY OR THE PUBLIC UTILITY EASEMENT AREA ADJACENT TO THE ROAD RIGHT-OF-WAY.

THE OWNER IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING SEWER, STRUCTURES, AND DETENTION/RETENTION BASINS.

REFERENCE SURVEYS

RECORD PLAT FOR KINGS RIVER FARM, INC. SUBDIVISION PREPARED BY JOHN R. SANSALONE & CO. DATED JUNE, 1979 PLAT BOOK 10 PAGE 85 WARREN COUNTY, OHIO RECORDS

PLAT OF SURVEY BY WOOLPERT CONSULTANTS VOLUME 44 PLAT 73 DATED APRIL, 1979 WARREN COUNTY, OHIO RECORDS

PLAT OF SURVEY BY B.L. PAYNE & ASSOCIATES, INC. VOLUME 59 PLAT NO. 33 DATED 6/6/1985 WARREN COUNTY, OHIO RECORDS

PLAT OF SURVEY BY HENDERSON & BODWELL VOLUME 95 PLAT NO. 44 DATED 12-20-1995 WARREN COUNTY, OHIO RECORDS

PLAT OF SURVEY BY APEX ENGINEERING & SURVEYING, INC. VOLUME 149 PAGE 51 DATED 2-8-2019 WARREN COUNTY, OHIO RECORDS

RECORD PLAT FOR RIVER CREEK LOFTS SUBDIVISION PREPARED BY THOMAS GRAHAM ASSOCIATES, INC. DATED OCTOBER, 2020 PLAT BOOK 102, PAGE 62 WARREN COUNTY, OHIO RECORDS

NOTES

- BASIS OF BEARING: KINGS RIVER FARM, INC. SUBDIVISION PLAT BOOK 10 PAGE 85 WARREN COUNTY, OHIO RECORDS
- PRIOR DEED REFERENCE: DOC. NO. 2020-048835 WARREN COUNTY, OHIO RECORDS
- MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION AS SHOWN.
- ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN. NOTE: ALL SET IRON PINS ARE 5/8" DIA. IRON RE-BAR SET FLUSH TO THE GROUND WITH A "TGA" CAP
- LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH BOUNDARY LINES EXCEPT AS SHOWN.
- ALL DOCUMENTS USED AS SHOWN.

SHEET INDEX

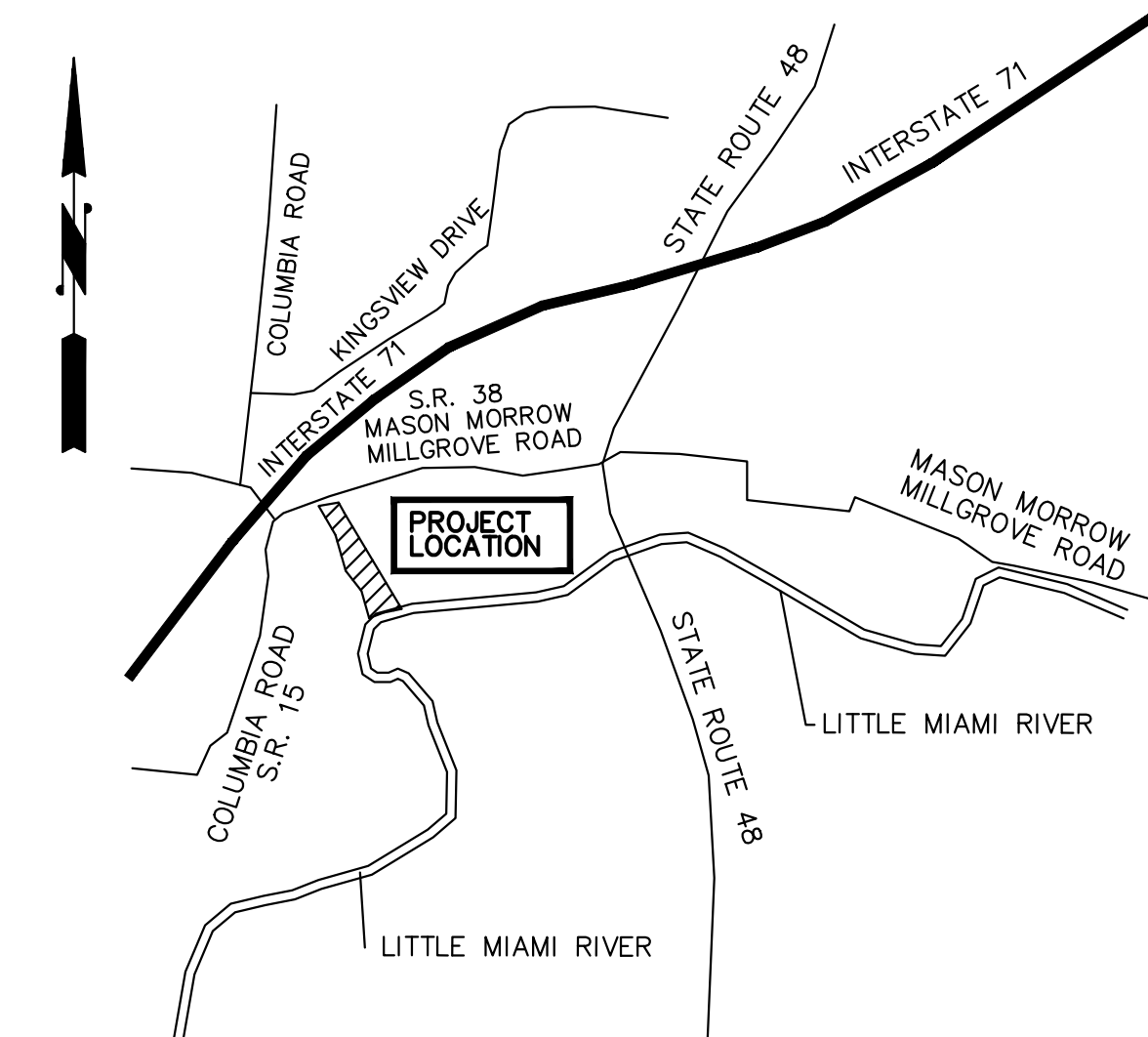
- TITLE SHEET
- PLAT
- PLAT

OWNER

AUD. PARCEL ID: 12-07-326-004
RIVER CREEK LOFTS LLC
1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
DOC. NO. 2020-048835
WARREN COUNTY, OHIO RECORDS

SURVEYOR

THOMAS GRAHAM ASSOCIATES, INC.
803 COMPTON ROAD, SUITE A
CINCINNATI, OHIO 45231-3819
ATTN: JASON L. KAFFENBERGER, P.S. 8428 IN OHIO
(513) 521-4760
FAX (513) 521-2439



VICINITY MAP

NOT TO SCALE

CITY OF SOUTH LEBANON PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CITY OF SOUTH LEBANON PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

CHAIRMAN

CITY OF SOUTH LEBANON

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____,

THIS PLAT WAS APPROVED AND ACCEPTED BY RESOLUTION NO. _____

ADOPTED BY THE COUNCIL OF THE CITY OF SOUTH LEBANON, OHIO.

JAMES D. SMITH, MAYOR

TINA WILLIAMS, FISCAL OFFICER

COUNTY AUDITOR

TRANSFERRED ON THIS _____ DAY OF _____, 20____, AT _____ A.M.

COUNTY AUDITOR

DEPUTY

PRINTED NAME

COUNTY RECORDER

FILE NO: _____

RECEIVED ON THIS _____ DAY OF _____, 20____, AT _____ M.

RECORDED ON THIS _____ DAY OF _____, 20____, AT _____ M.

RECORDED IN PLAT BOOK NO. _____ ON PAGE NO. _____.

FEE: _____

COUNTY RECORDER

DEPUTY

PRINTED NAME

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS AND LOT CORNERS ARE SET AS SHOWN

JASON L. KAFFENBERGER (OHIO P.S. #8428)



THOMAS
GRAHAM
ASSOCIATES, INC.

- Engineers
- Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: JULY 20, 2023

Scale: AS SHOWN

Job No: 8201

Revisions

No.	Date

ACAD FILENAME: 8201_RCL_2023_RECORD_RE-PLAT.DWG

Drawn By: J.KAFFENBERGER

SHEET 1 OF 3

Job No: 8201-2023

RIVER CREEK LOFTS SUBDIVISION

RE-PLAT OF LOT #1 PLAT BOOK 102, PAGE 62 SITUATE IN SEC. 7 TOWN 4, RANGE 3 CITY OF SOUTH LEBANON WARREN COUNTY STATE OF OHIO JULY, 2023



THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: JULY 20, 2023
Scale: 1" = 100'
Job No: 8201

Revisions	
No.	Date

REFERENCE SURVEYS

RECORD PLAT FOR KINGS RIVER FARM, INC. SUBDIVISION
PREPARED BY JOHN R. SANSALONE & CO.
DATED JUNE, 1979
PLAT BOOK 10 PAGE 85
WARREN COUNTY, OHIO RECORDS

PLAT OF SURVEY BY WOOLPERT CONSULTANTS
VOLUME 44 PLAT 73 DATED APRIL, 1979
WARREN COUNTY, OHIO RECORDS

PLAT OF SURVEY BY B.L. PAYNE & ASSOCIATES, INC.
VOLUME 59 PLAT NO. 33 DATED 6/6/1985
WARREN COUNTY, OHIO RECORDS

PLAT OF SURVEY BY HENDERSON & BODWELL
VOLUME 95 PLAT NO. 44 DATED 12-20-1995
WARREN COUNTY, OHIO RECORDS

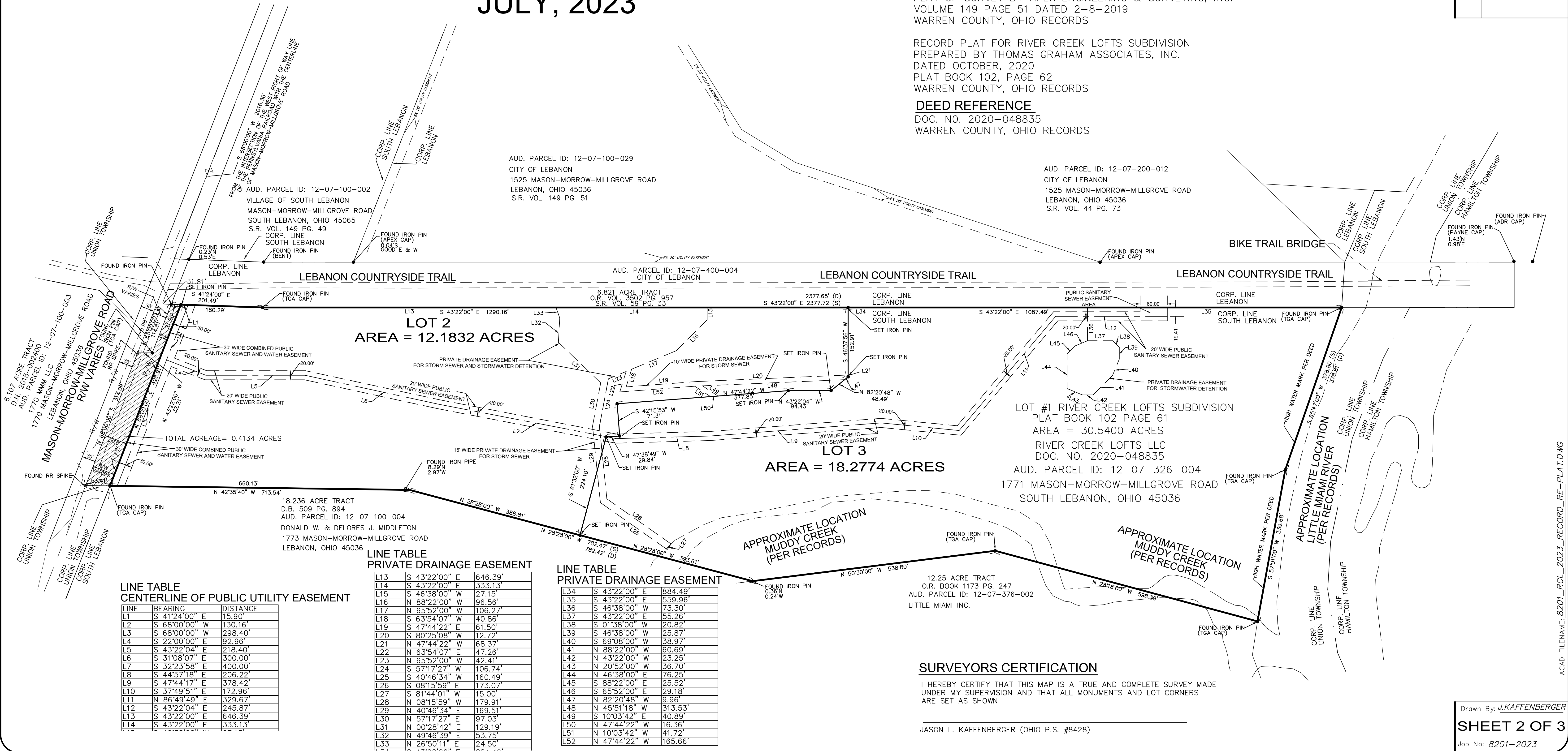
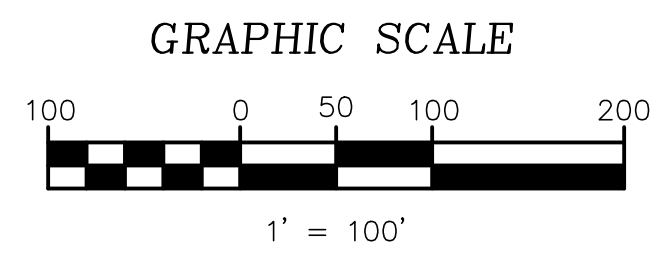
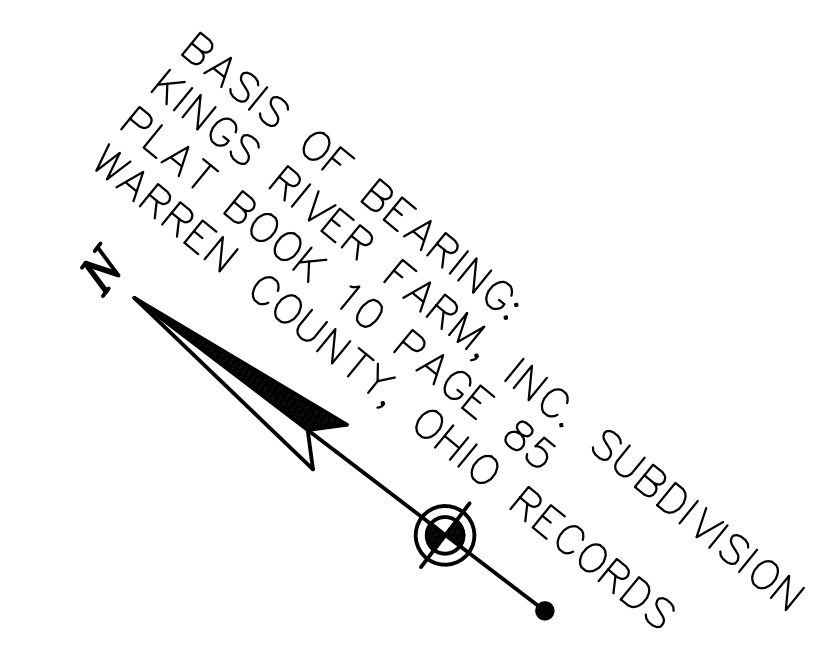
PLAT OF SURVEY BY APEX ENGINEERING & SURVEYING, INC.
VOLUME 149 PAGE 51 DATED 2-8-2019
WARREN COUNTY, OHIO RECORDS

RECORD PLAT FOR RIVER CREEK LOFTS SUBDIVISION
PREPARED BY THOMAS GRAHAM ASSOCIATES, INC.
DATED OCTOBER, 2020
PLAT BOOK 102, PAGE 62
WARREN COUNTY, OHIO RECORDS

DEED REFERENCE

DOC. NO. 2020-048835
WARREN COUNTY, OHIO RECORDS

- LEGEND**
- L.A. R/W INDICATES EXISTING LIMITED ACCESS RIGHT OF WAY
 - R/W INDICATES EXISTING RIGHT OF WAY
 - SET IRON PIN
 - ⊙ SET MAG NAIL
 - △ SET RR SPIKE
 - (S) INDICATES MEASUREMENT PER SURVEY
 - (D) INDICATES MEASUREMENT PER DEED
 - ▨ INDICATES RIGHT-OF-WAY TO CITY OF SOUTH LEBANON (0.4135 ACRES)



AUD. PARCEL ID: 12-07-100-029
CITY OF LEBANON
1525 MASON-MORROW-MILLGROVE ROAD
LEBANON, OHIO 45036
S.R. VOL. 149 PG. 51

AUD. PARCEL ID: 12-07-200-012
CITY OF LEBANON
1525 MASON-MORROW-MILLGROVE ROAD
LEBANON, OHIO 45036
S.R. VOL. 44 PG. 73

AUD. PARCEL ID: 12-07-400-004
CITY OF LEBANON

LOT 2
AREA = 12.1832 ACRES

LOT 3
AREA = 18.2774 ACRES

LOT #1 RIVER CREEK LOFTS SUBDIVISION
PLAT BOOK 102 PAGE 61
AREA = 30.5400 ACRES
RIVER CREEK LOFTS LLC
DOC. NO. 2020-048835
AUD. PARCEL ID: 12-07-326-004
1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036

LINE TABLE
CENTERLINE OF PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	S 41°24'00" E	15.90'
L2	S 68°00'00" W	130.16'
L3	S 68°00'00" W	298.40'
L4	S 22°00'00" W	92.96'
L5	S 43°22'04" E	218.40'
L6	S 31°08'07" E	300.00'
L7	S 32°23'58" E	400.00'
L8	S 44°57'18" E	206.22'
L9	S 47°44'17" E	378.42'
L10	S 37°49'51" E	172.96'
L11	N 86°49'49" E	329.67'
L12	S 43°22'04" E	245.87'
L13	S 43°22'00" E	646.39'
L14	S 43°22'00" E	333.13'

LINE TABLE
PRIVATE DRAINAGE EASEMENT

L13	S 43°22'00" E	646.39'
L14	S 43°22'00" E	333.13'
L15	S 46°38'00" W	27.15'
L16	N 88°22'00" W	96.56'
L17	N 65°52'00" W	106.27'
L18	S 63°54'07" W	40.86'
L19	S 47°44'22" E	61.50'
L20	S 80°25'08" W	12.72'
L21	N 47°44'22" W	68.37'
L22	N 63°54'07" E	47.26'
L23	N 65°52'00" W	42.41'
L24	S 57°17'27" W	106.74'
L25	S 40°46'34" W	160.49'
L26	S 08°15'59" E	173.07'
L27	S 81°44'01" W	15.00'
L28	N 08°15'59" W	179.91'
L29	N 40°46'34" E	169.51'
L30	S 57°17'27" E	97.03'
L31	N 00°28'42" E	129.19'
L32	N 49°46'39" E	53.75'
L33	N 26°50'11" E	24.50'

LINE TABLE
PRIVATE DRAINAGE EASEMENT

L34	S 43°22'00" E	884.49'
L35	S 43°22'00" E	559.96'
L36	S 46°38'00" W	73.30'
L37	S 43°22'00" E	55.26'
L38	S 01°38'00" W	20.82'
L39	S 46°38'00" W	25.87'
L40	S 69°08'00" W	38.97'
L41	N 88°22'00" W	60.69'
L42	N 43°22'00" W	23.25'
L43	N 20°52'00" W	36.70'
L44	N 46°38'00" E	76.25'
L45	S 88°22'00" E	25.52'
L46	S 65°52'00" E	29.18'
L47	N 82°20'48" W	9.96'
L48	N 45°51'18" W	313.53'
L49	S 10°03'42" E	40.89'
L50	N 47°44'22" W	16.36'
L51	N 10°03'42" W	41.72'
L52	N 47°44'22" W	165.66'

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS AND LOT CORNERS ARE SET AS SHOWN

JASON L. KAFFENBERGER (OHIO P.S. #8428)

Drawn By: J.KAFFENBERGER

SHEET 2 OF 3

Job No: 8201-2023

ACAD FILENAME: 8201_RCL_2023_RECORD_RE-PLAT.DWG



City of South Lebanon
10 N. High Street, South Lebanon, Ohio 45065
513-494-2296
fax: 513-494-1656
www.southlebanonohio.org

MEMORANDUM

To: Planning Commission Members

From: Jerry Haddix, City Administrator

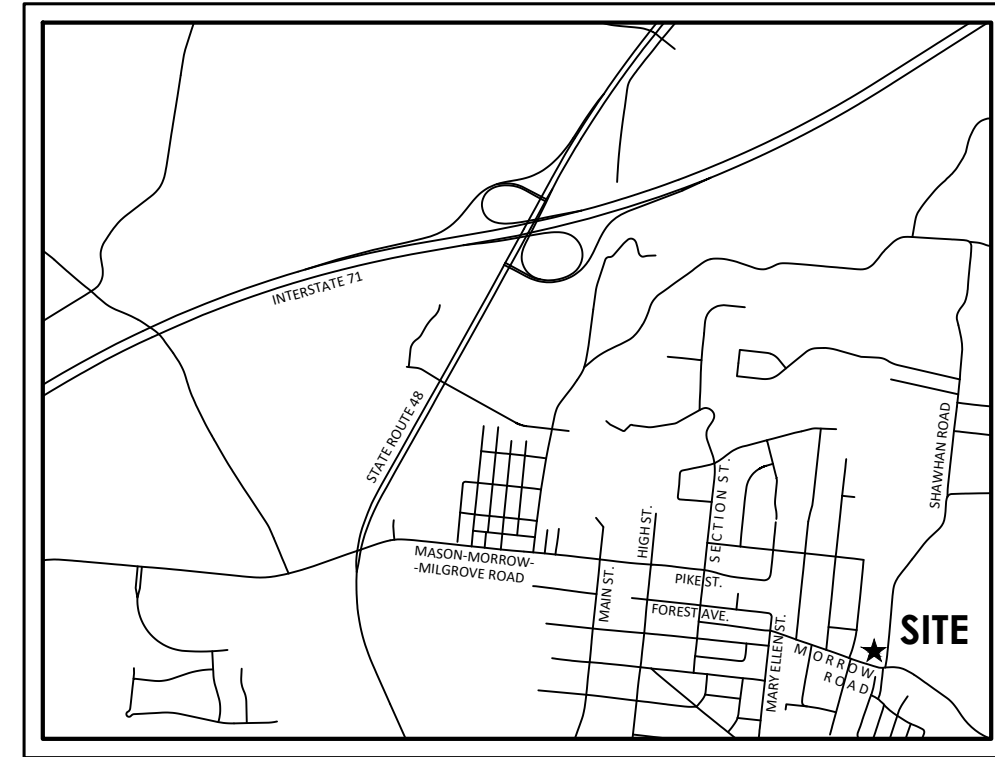
Date: August 7, 2023

Subject: Case# 23-04P -Dedication Plat for Morrow & Shawhan Roads

The City is in the process of transferring a small parcel of City-owned property to property owner of 500 Morrow Road in exchange for an equal area at the corner Morrow Road & Shawhan Road that is owned by the same property owner. Because the property goes to the center of the road, the property owner is required to dedicate a portion of the property as City and County right-of-way. The attached dedication shows 0.0362 acres being dedicate to South Lebanon and 0.0281 acres being dedicated as County right-of way.

The Planning Commission needs to approve the dedication plat and it will be forwarded to the appropriate County officials for signature.

Let me know if you have any questions or need additional information.



VICINITY MAP NOT TO SCALE

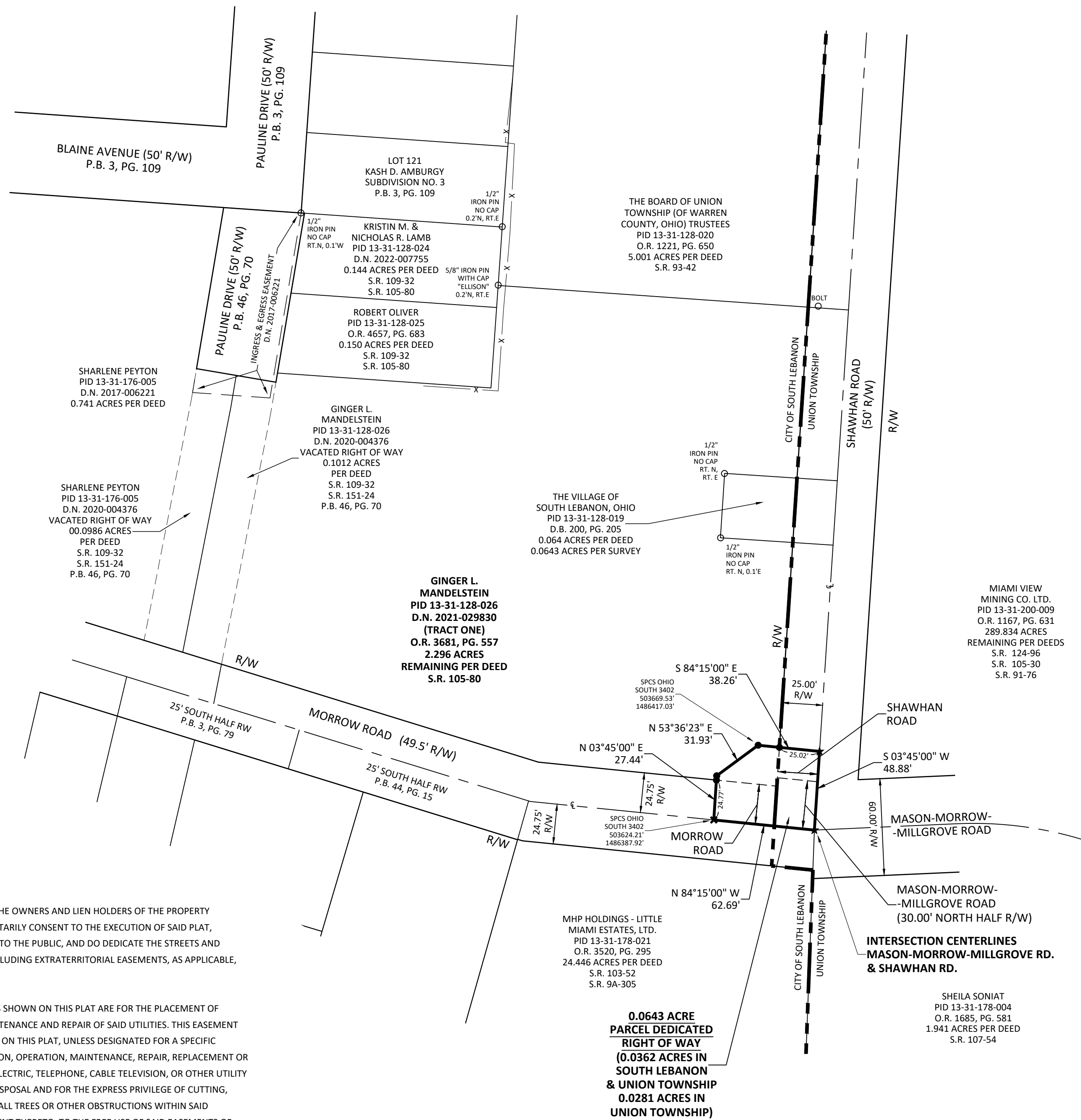
SURVEY NOTES:

OCCUPATION IN GENERAL FITS SURVEY UNLESS NOTED OTHERWISE. MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE. SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON. EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY. ALL RECORDS BEING OF THE WARREN COUNTY, OHIO RECORDER'S OFFICE OR THE WARREN COUNTY, OHIO ENGINEER'S OFFICE. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED JANUARY 20, 2023. ALL SET IRON PINS ARE 5/8 INCH REBAR, 30 INCHES IN LENGTH, AND CAPPED "MCGILL, SMITH, PUNSHON".

DEED REFERENCE:

SITUATE IN SECTION 31, TOWNSHIP 5, RANGE 3, SYMMES PURCHASE, CITY OF SOUTH LEBANON & UNION TOWNSHIP, WARREN COUNTY OHIO, CONTAINING 0.0643 ACRES AND BEING PART OF A 2.296 ACRE TRACT AS CONVEYED TO GINGER L. MANDELSTEIN BY DEED RECORDED IN OFFICIAL RECORD 3681, PG. 557, WARREN COUNTY, OHIO RECORDER'S OFFICE.

Mapcheck: Landscape Parcel Closure Summary Precision, 1 part in: 29412.04' Error distance: 0.01' Error direction: 577°48'38"W Area: 0.0643 acres Square area: 2900.319 Perimeter: 209.20' Point of Beginning Easting: 11241.3329' Northing: 5001.2281' Side 1: Line Direction: N84°15'00"W Distance: 62.69' Easting: 11178.9583' Northing: 5007.5089' Side 2: Line Direction: N03°45'00"E Distance: 27.44' Easting: 11180.7530' Northing: 5034.8901' Side 3: Line Direction: N53°36'23"E Distance: 31.93' Easting: 11206.4553' Northing: 5053.8351' Side 4: Line Direction: S84°15'00"E Distance: 38.26' Easting: 11244.5228' Northing: 5050.0019' Side 5: Line Direction: S03°45'00"W Distance: 48.88' Easting: 11241.3259' Northing: 5001.2266'



- LEGEND MONUMENTS (UNLESS NOTED OTHERWISE)
EX 5/8" IRON PIN
EX SPIKE
EX NOTCH
EX NAIL
EX STONE
EX CONC. MON.
EX FENCE LINE
5/8" IRON PIN SET
1" IRON PIN SET
SPIKE SET
NOTCH SET
NAIL SET
CONC. MON. SET



DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE PROPERTY HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, THEREBY CONVEYING TITLE, IN FULL, TO THE PUBLIC, AND DO DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON, INCLUDING EXTRATERRITORIAL EASEMENTS, AS APPLICABLE, TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

GINGER L. MANDELSTEIN, OWNER

WITNESS

COUNTY OF _____ STATE OF OHIO SS:

BE IT REMEMBERED ON THIS ___ DAY OF ___, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

PERSONALLY CAME GINGER L. MANDELSTEIN AS HIS/HER FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES

WARREN COUNTY RECORDER:

FILE NO. _____ RECEIVED THIS ___ DAY OF ___, 20___ AT ___ A.M./P.M. RECORDED THIS ___ DAY OF ___, 20___ AT ___ A.M./P.M. RECORDED IN PLAT BOOK NO. ___, PAGE ___ FEE: _____

BY: _____ DEPUTY WARREN COUNTY RECORDER

WARREN COUNTY AUDITOR:

TRANSFERRED THIS ___ DAY OF ___, 20___

BY: _____ DEPUTY WARREN COUNTY AUDITOR

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.

RICHARD D. NICHOLS, P.S. DATE OHIO REGISTERED SURVEYOR No. 7929

OWNER/DEVELOPER

GINGER L. MANDELSTEIN 500 MORROW ROAD SOUTH LEBANON, OHIO 45065

COUNTY COMMISSIONERS:

WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO DO HEREBY APPROVE THIS PLAT ON THIS ___ DAY OF ___, 20___.

COMMISSIONER

COMMISSIONER

COMMISSIONER

CITY OF SOUTH LEBANON:

I HEREBY CERTIFY THAT ON THIS ___ DAY OF ___, 20___ THIS PLAT WAS APPROVED AND ACCEPTED BY RESOLUTION NUMBER _____ ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH LEBANON, WARREN COUNTY, OHIO.

CLERK

MAYOR

CITY OF SOUTH LEBANON PLANNING COMMISSION:

THIS PLAT WAS APPROVED BY THE CITY OF SOUTH LEBANON, WARREN COUNTY, OHIO PLANNING COMMISSION ON THIS ___ DAY OF ___, 20___.

CHAIRMAN

WARREN COUNTY ZONING ADMINISTRATOR:

I HEREBY APPROVE THIS PLAT ON THIS ___ DAY OF ___, 20___.

WARREN COUNTY ZONING ADMINISTRATOR

WARREN COUNTY WATER AND SEWER DEPARTMENT:

I HEREBY APPROVE THIS PLAT ON THIS ___ DAY OF ___, 20___.

DIRECTOR, WARREN COUNTY WATER & SEWER

WARREN COUNTY REGIONAL PLANNING COMMISSION:

THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS ___ DAY OF ___, 20___.

EXECUTIVE DIRECTOR

WARREN COUNTY ENGINEER:

I HEREBY APPROVE THIS PLAT ON THIS ___ DAY OF ___, 20___.

WARREN COUNTY ENGINEER

DEDICATION PLAT 0.0643 ACRES RIGHT OF WAY DEDICATION NORTHWEST CORNER MORROW & SHAWHAN ROADS SECTION 31, TOWNSHIP 5, RANGE 3, SYMMES PURCHASE, CITY OF SOUTH LEBANON & UNION TOWNSHIP, WARREN COUNTY, OHIO

AUGUST 2023

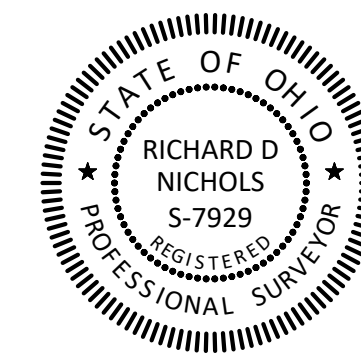


Table with columns: Revision, Date, Scale, Drawn By, Survey Database, DWG, X-Ref(s), Project Number, File No. Includes dates from 25-APR-2023 to 03-AUG-2023.



N:\land projects\06000\06308\dwg\06308273.sdy-00.dwg, Dedication Plat, 8/3/2023 3:30:00 PM, ben